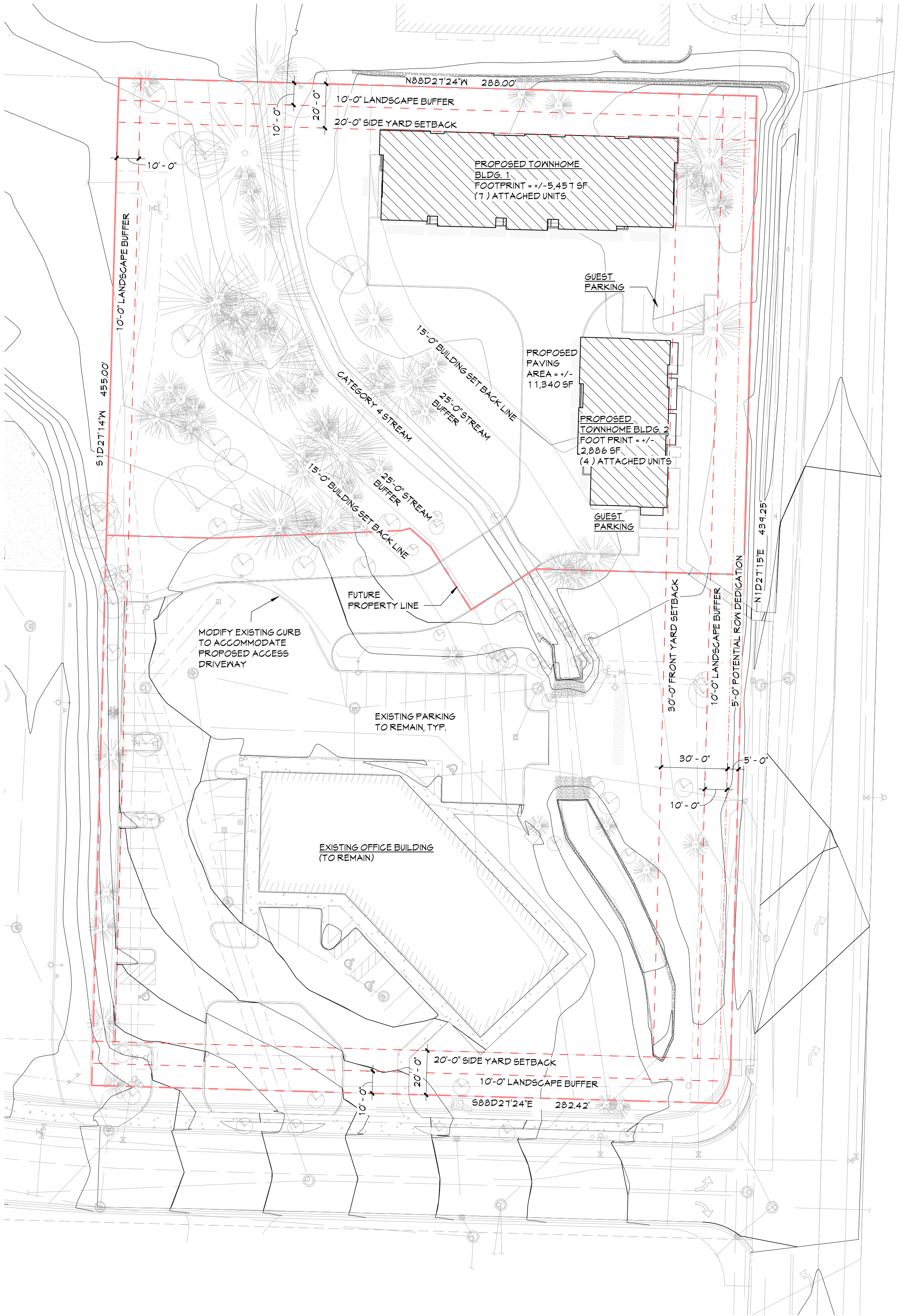


SAMMAMISH WOODS  
TOWN HOMES

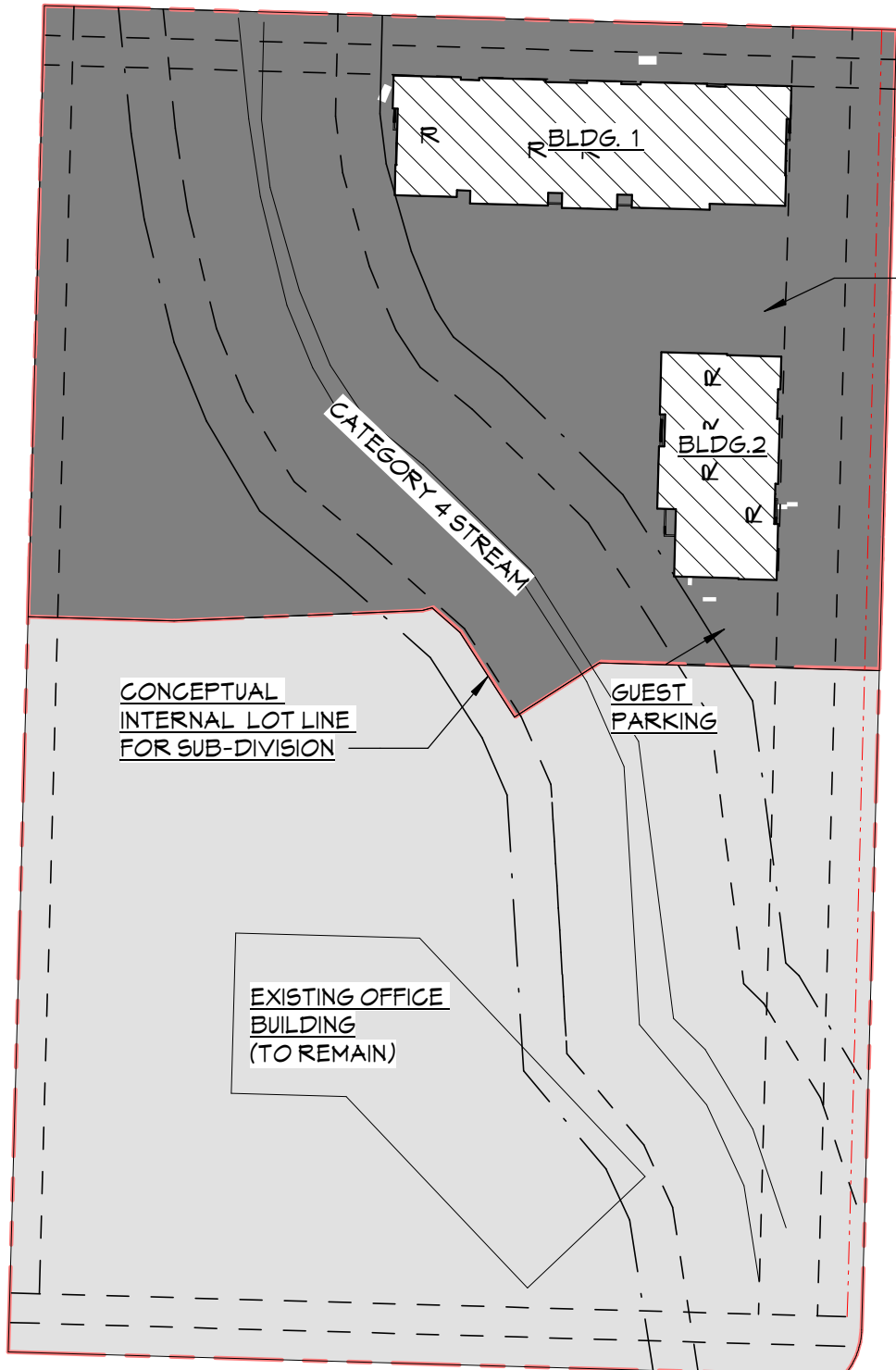


PROJECT DESCRIPTION

SHORTPLAT SUBJECT PROPERTY INTO TWO PARCELS AS INDICATED BY PROPOSED NEW PROPERTY LINE, RETAIN EXISTING OFFICE BUILDING DEVELOPMENT OCCUPYING THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY; AND DEVELOP THE NORTHEASTERN PORTION OF THE SUBJECT PROPERTY TO ACCOMMODATE THE PROPOSED 11 ATTACHED, THREE-STORY TOWNHOME UNITS.

CONCEPTUAL PROPERTY SUB-DIVISION DIAGRAM & CALCULATIONS

- PARCEL 1 - APPROX. 69,155.14 SF  
EXISTING & PROPOSED ADDITIONAL IMPERVIOUS AREA = 36,212 SF = 52.3% < ALLOWED MAXIMUM 65%
- PARCEL 2 - APPROX. 60,916 SF  
PROPOSED IMPERVIOUS AREA = 19,682.55 SF = 32.3% < ALLOWED MAXIMUM 65%

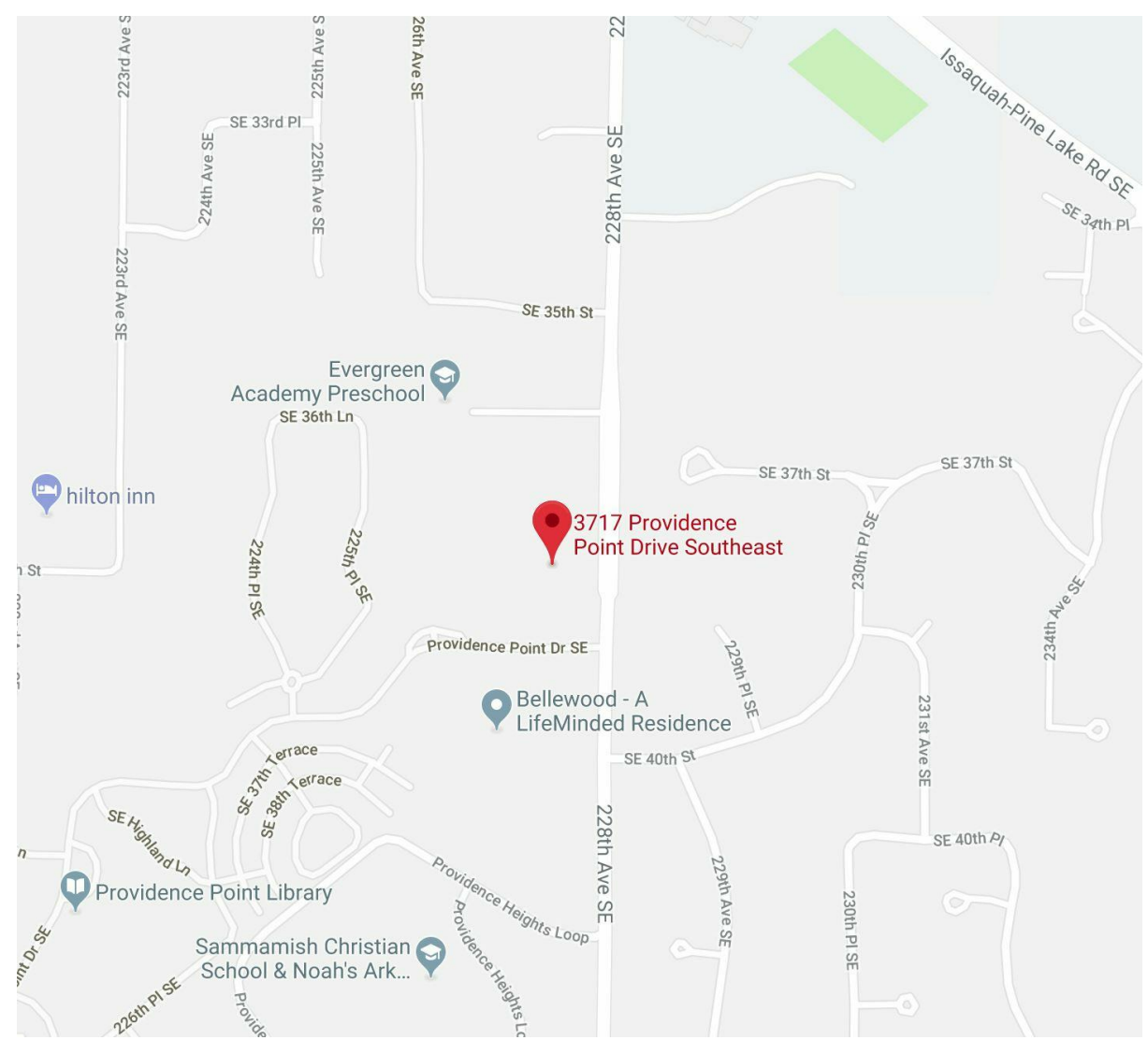


PROVIDENCE PT. DR. SE

PROJECT DATA

PROJECT NAME: SAMMAMISH WOODS TOWNHOMES  
PROJECT NUMBER (DPD OR OTHER JURISDICTION):  
PROJECT ADDRESS: 3117 PROVIDENCE POINT DR. SE, ISSAQUAH, WA 98029  
TAX ASSESSOR'S #: 092406-9243  
PROJECT JURISDICTION: CITY OF ISSAQUAH  
SITE AREA: 130,071 SF (2.99 ACRES)  
LAND USE ZONING: PO  
CRITICAL AREAS: CATEGORY 4 - INTERMITTENT STREAM  
NEIGHBORING ZONES: TO NORTH - PO, PROFESSIONAL OFFICE  
EXISTING STRUCTURE: 1 STORY OFFICE BUILDING - 8,100 NET SF AREA, TYPE VB CONSTRUCTION, NON-SPRINKLERED  
OCCUPANCY GROUP (PER IBC): R3  
TYPE OF CONSTRUCTION: VB  
BUILDING HEIGHT: 38'-7" @ HIGHEST POINT  
TOTAL PROPOSED BUILDING AREA: 21,034 SF

VICINITY MAP



PROJECT DIRECTORY

**OWNER**  
FIRST SAMMAMISH WOODS LLC.  
4305 336TH STREET, SUITE B  
FEDERAL WAY, WA 98019  
Contact: DON MINTON  
Phone: (253) 610-9193  
EMAIL: donminton@comcast.net

**ARCHITECT**  
BAYLIS ARCHITECTS, INC.  
10801 Main Street, Suite 110  
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Phone: (425) 454-0566  
Fax: (425) 453-8075  
EMAIL: changn@baylisarchitects.com

**CIVIL ENGINEER**  
CORE DESIGN, INC.  
12100 NE 145TH STREET, SUITE 300  
BOTHELL, WA 98011  
Contact: GINA BROOKS  
Phone: (425) 885-7877  
EMAIL: GRB@coredesigninc.com

**TRAFFIC ENGINEER**  
GIBSON TRAFFIC CONSULTANTS, INC.  
2813 ROCKEFELLER AVENUE, SUITE B  
EVERETT, WA 98201  
Contact: EDWARD KOLTONOWSKI  
Phone: (425) 339-8266  
Fax: (425) 258-2922  
EMAIL: Edward.k@gibsontraffic.com

**LANDSCAPE ARCHITECT**  
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12100 NE 145TH STREET, SUITE 300  
BOTHELL, WA 98011  
Contact: GINA BROOKS  
Phone: (425) 885-7877  
EMAIL: GRB@coredesigninc.com

APPLICABLE CODES

ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES. ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE APPLICABLE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN. IN THE EVENT THIS OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. SUBSECTIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE, BUT DO NOT RELEASE THE CONTRACTOR FROM CONFORMING TO ALL APPLICABLE BUILDING CODES AND ORDINANCES

APPLICABLE CODES:

2015 BUILDING CODE  
2015 WASHINGTON STATE AMENDMENTS TO  
2015 WASHINGTON STATE ENERGY CODE  
2015 INTERNATIONAL FIRE CODE WITH WASHINGTON STATE AMENDMENTS  
2015 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON STATE AMENDMENTS  
2015 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS  
ICC/ANSI A117.1 - 2009 AS INCLUDED IN THE GOVERNING JURISDICTION

SHEET INDEX

- ARCHITECTURAL
- A01 COVER SHEET  
A02 SITE VICINITY  
A03 LOWER FLOOR PLAN  
A04 MAIN & UPPER FLOOR PLAN  
A05 BLDG. 1 - ELEVATIONS  
A06 BLDG. 2 - ELEVATIONS  
A07 SECTION & 3D IMAGES  
A08 RENDERINGS

#8167

REGISTERED ARCHITECT  
Meredith Everitt

MEREDITH EVERITT

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SAMMAMISH WOODS  
TOWNHOMES

3717 PROVIDENCE POINT DR. SE  
ISSAQUAH, WA 98029

PRELIMINARY DESIGN

PRE-APPLICATION SUBMITTAL

06/24/2019

PROJECT NUMBER: 19-0503  
PROJECT MANAGER: Checker  
DRAWN BY: Author

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CONSTRUCTION

REVISIONS:

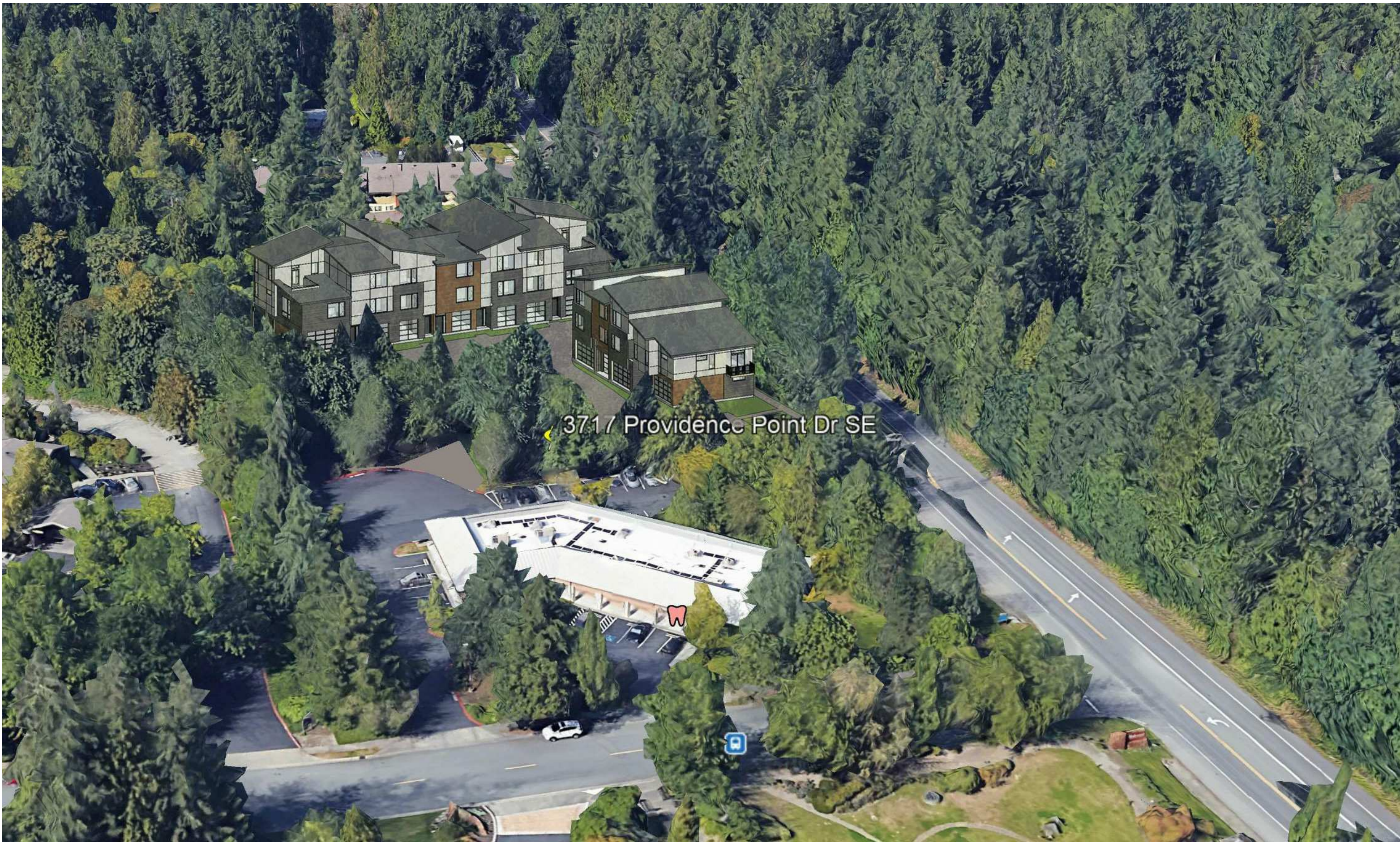
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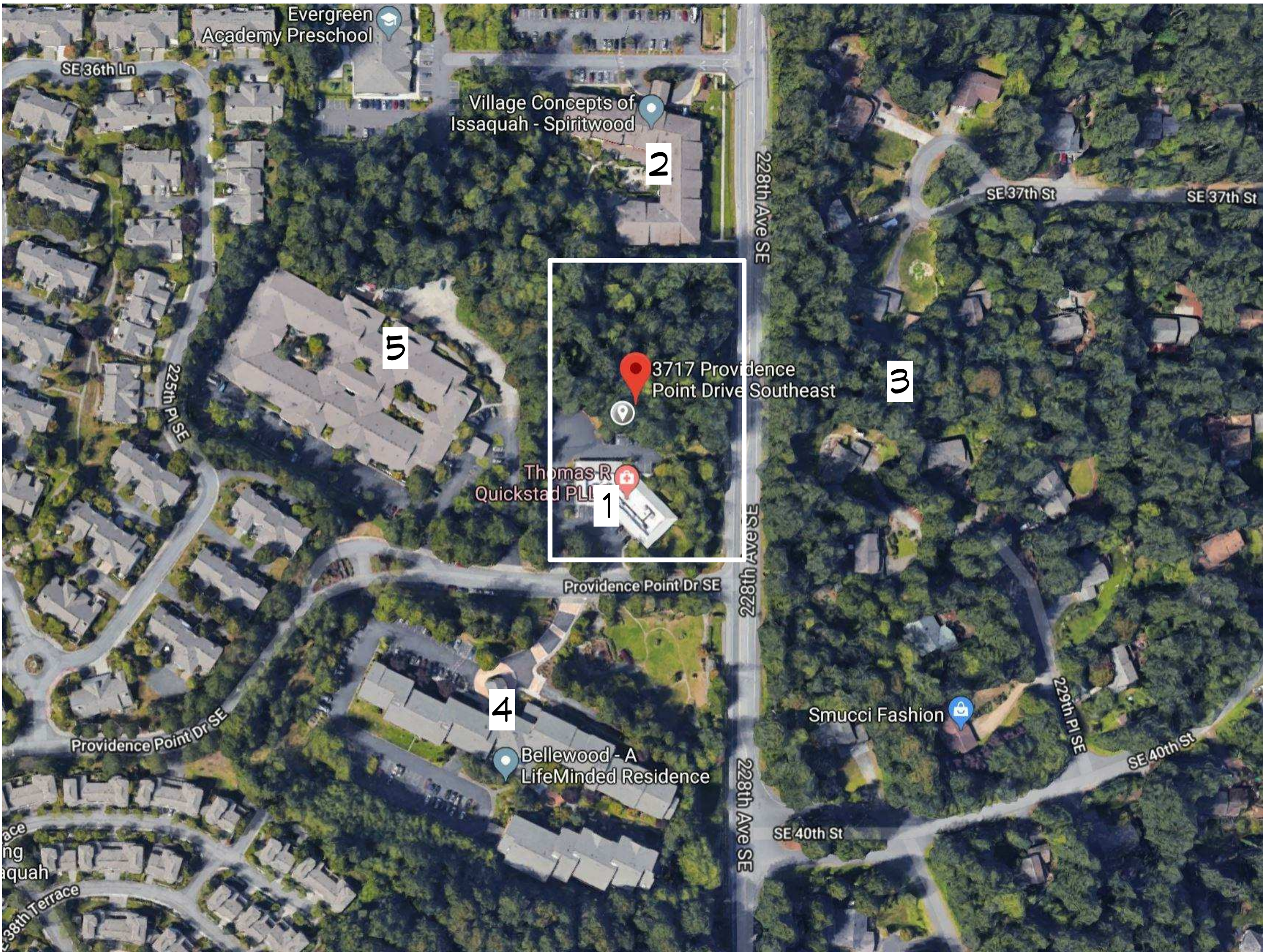
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COVER SHEET

A01

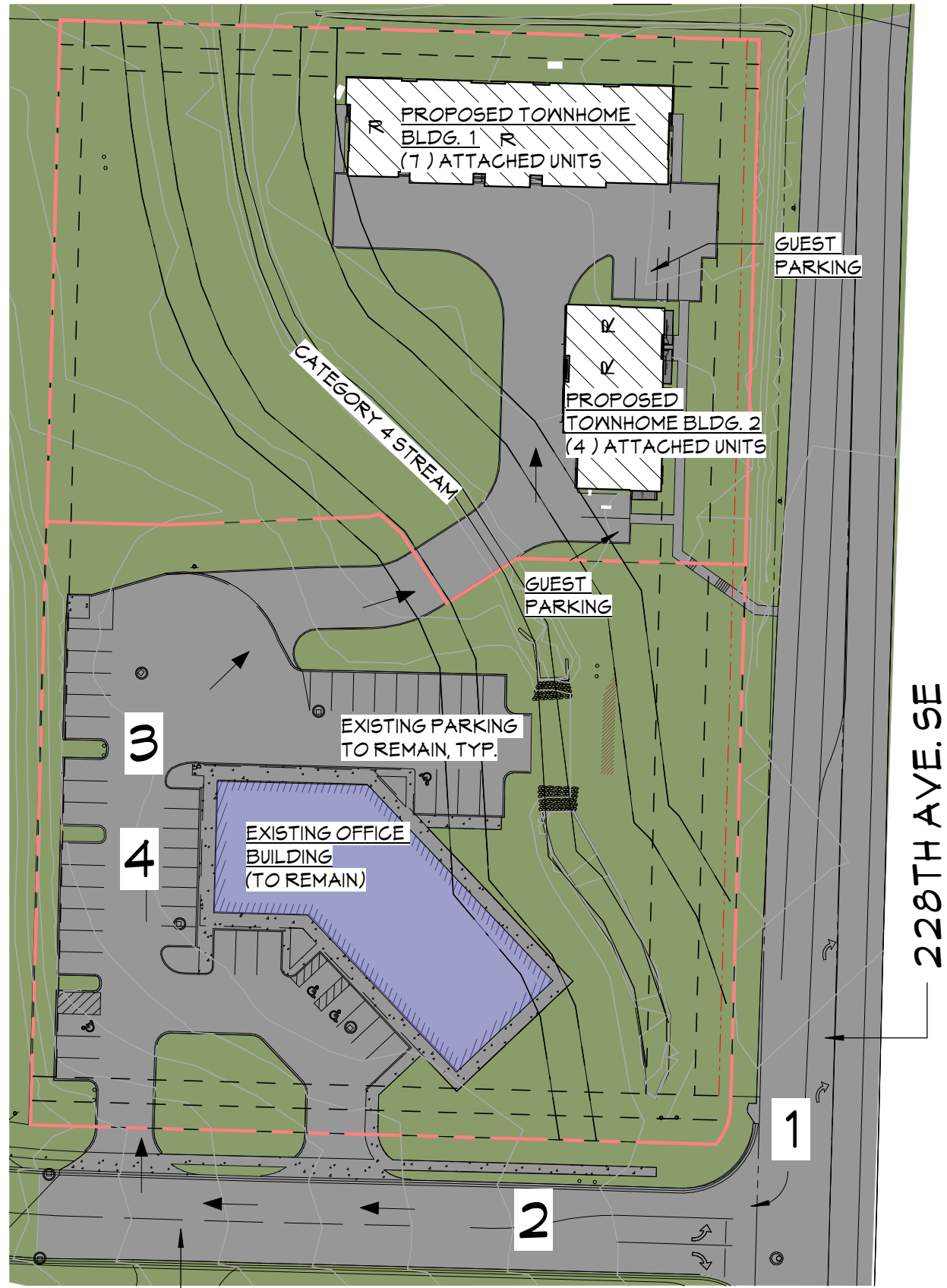


CONCEPTUAL 3D IMAGE



VICINITY KEY PLAN

- 1. EXISTING OFFICE BUILDING ON SITE
- 2. SPIRIT WOOD - RETIREMENT COMM.
- 3. CITY OF SAMMAMISH RESIDENTIAL AREA
- 4. BELLWOOD - RETIREMENT COMM.
- 5. SISTER OF PROVIDENCE - NURSING HOME



PROVIDENCE PT. DR. SE



228TH AVE. SE FRONTAGE



1. NORTHWEST CORNER @ INTERSECTION OF 228TH AVE. SE & PROVIDENCE PT. DR. SE



2. TRAVEL WEST ON PROVIDENCE PT. DR. SE; PROJECT SITE ON THE RIGHT



3. VIEW OF EXISTING ENTRY DRIVEWAY; PROPOSED CONNECTING DRIVE TO TOWN HOME PROJECT TO LOCATE AT THE NORTH END.



4. VIEW OF EXISTING ENTRY DRIVEWAY LOOKING SOUTH TOWARDS THE EXISTING SITE ENTRY CURB CUT.

PROJECT ACCESS SEQUENCE

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SITE VICINITY







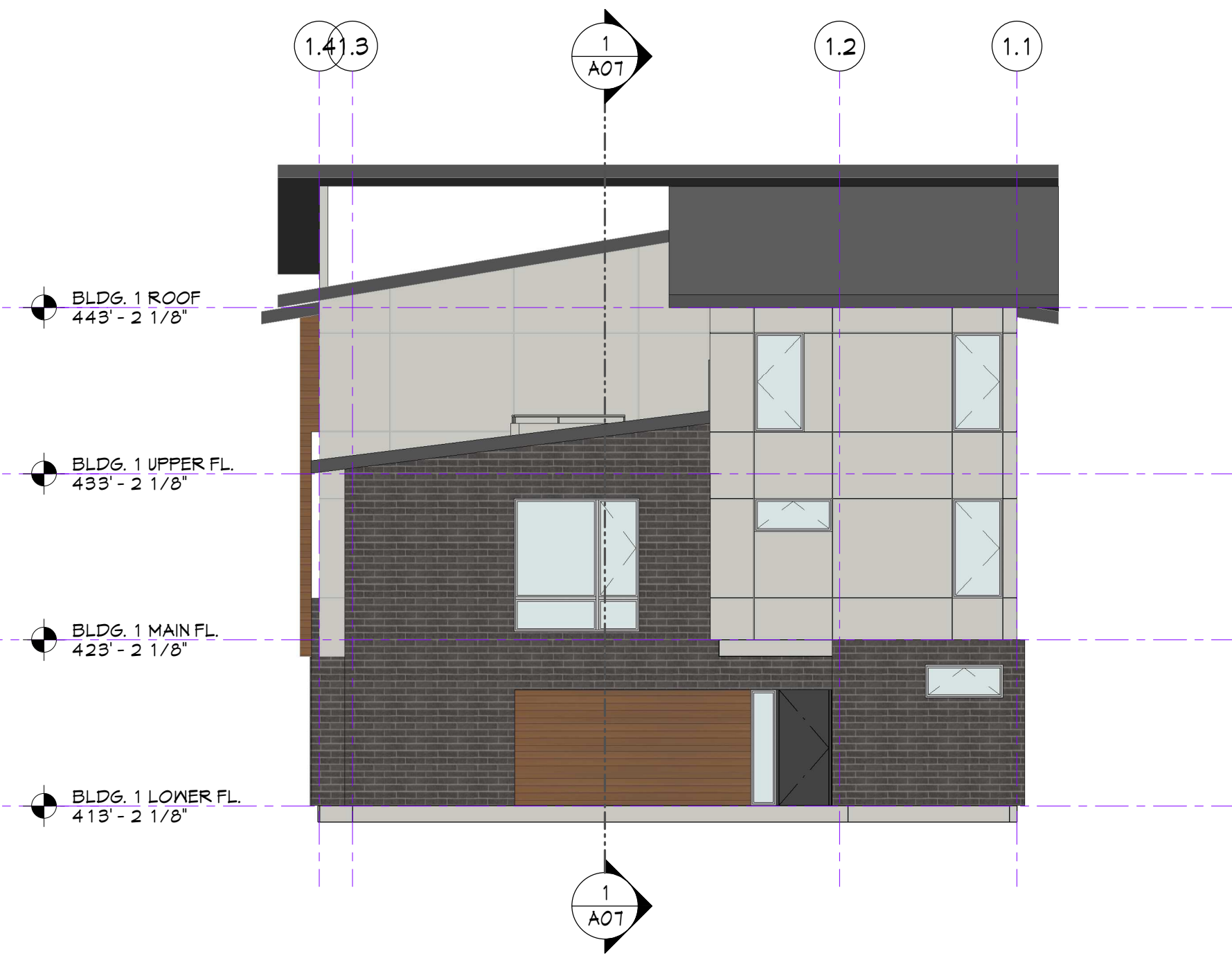
1 BLDG. 1 - NORTH ELEVATION - 1/8" scale  
1/8" = 1'-0"



2 BLDG. 1 - WEST ELEVATION - 1/8" scale  
1/8" = 1'-0"

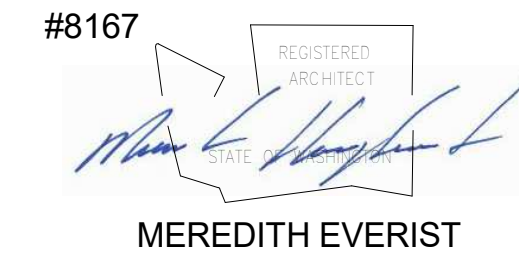


3 BLDG. 1 - SOUTH ELEVATION - 1/8" scale  
1/8" = 1'-0"



4 BLDG. 1 - EAST ELEVATION - 1/8" scale  
1/8" = 1'-0"

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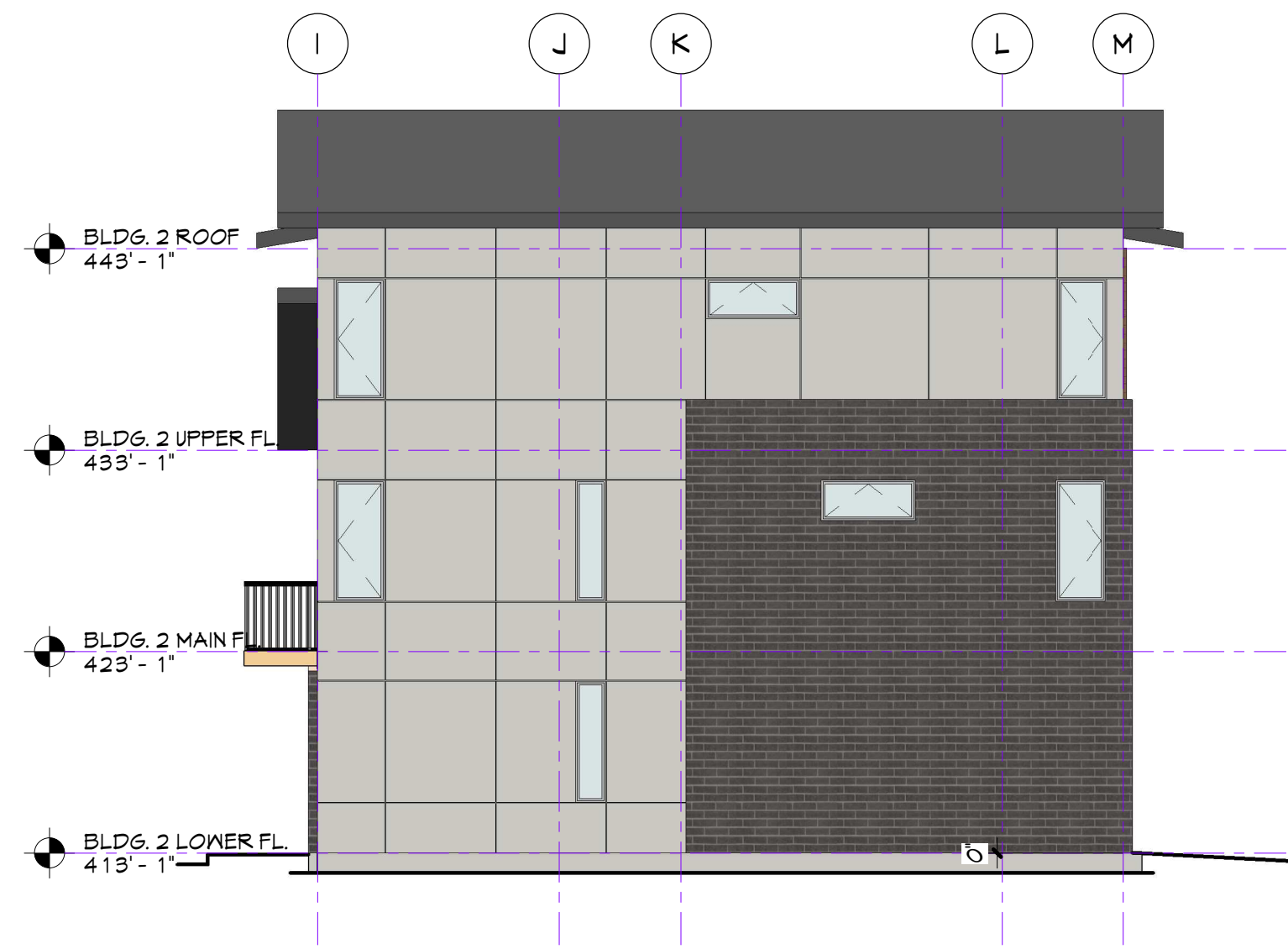
BLDG.1 - ELEVATIONS

A05

APPROVAL STAMP



1 BLDG. 2 - EAST ELEVATION - 1/8" scale  
1/8" = 1'-0"



2 BLDG. 2 - NORTH ELEVATION - 1/8" scale  
1/8" = 1'-0"



3 BLDG. 2 - WEST ELEVATION - 1/8" scale  
1/8" = 1'-0"



4 BLDG. 2 - SOUTH ELEVATION - 1/8" scale  
1/8" = 1'-0"

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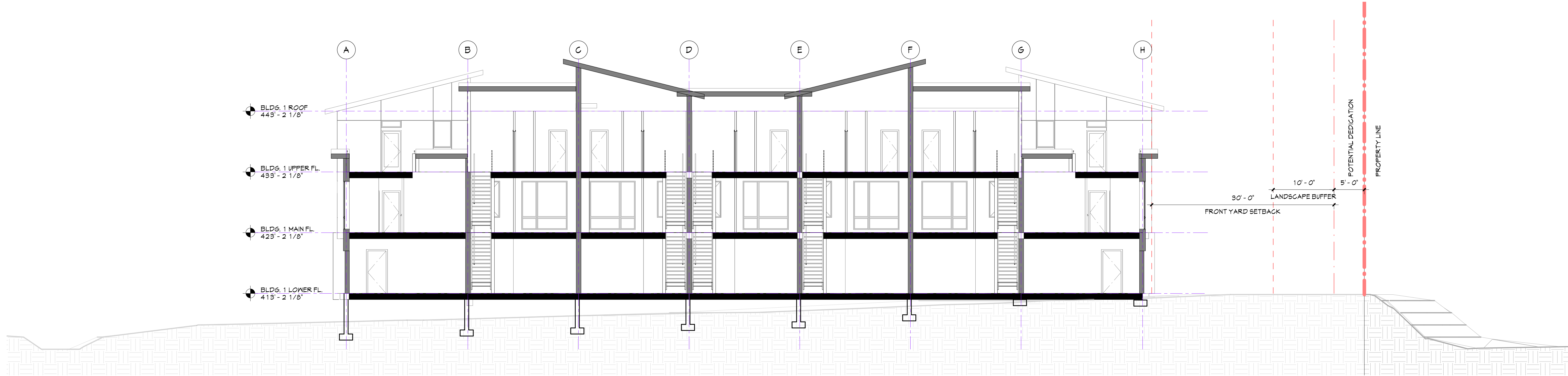
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BLDG.2 - ELEVATIONS

APPROVAL STAMP

A06

6/24/2019 3:07:24 PM



1 Section 1  
1/8" = 1'-0"



2 3D IMAGE FROM SOUTHWEST



3 3D IMAGE FROM NORTHEAST

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SECTION & 3D IMAGES

APPROVAL STAMP

A07



VIEW FROM THE DRIVEWAY



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SAMMAMISH WOODS  
TOWNHOMES

Enter address here

PRELIMINARY DESIGN  
PRE-APPLICATION SUBMITTAL

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PROJECT NUMBER: 19-0503  
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RENDERINGS